



**PLANNING AND ZONING COMMISSION MINUTES  
REGULAR MEETING | MARCH 27, 2025 AT 6:00 PM  
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPALS DRIVE, KENNEDALE, TX 76060**

**I. CALL TO ORDER**

Board Chair Michael Brown called the meeting to order at 6:00 p.m.

**A. ROLL CALL**

Board Chair Michael Brown, Vice Chair Andrew Malkowski, Place 4 Elfreda Jones and Place 5 Socorro Martinez were in attendance, thus constituting a quorum.

The Community Development Director and Board Secretary were also present.

**IV. PUBLIC COMMENT**

No comments were made at this time.

**V. REGULAR SESSION**

**A. CONSENT AGENDA**

1. Approval of the minutes from the February 27, 2025 Regular Meeting.

Vice Chair Malkowski motioned to approve the meeting minutes.

Place 4, Jones seconded the motion.

No oppositions, No abstentions

**Vote: The motion carried unanimously: 3-0**

**B. ITEMS FOR INDIVIDUAL CONSIDERATION**

2. Discuss a Draft of Updates to the Unified Development Code (UDC)

Director Nathan Gonzales began the discussion by stating that as previously discussed, staff has been working to update the Unified Development Code to realign with the new Comprehensive Plan. Staff is pleased to present a formal draft of the updated Unified Development Code (UDC) to the Planning and Zoning Commission for further review and discussion. The draft includes a properly hyperlinked navigation pane, making the document easier to read. Overall, the UDC has been reduced by almost 100 pages. Staff is still working to identify the limits of an entertainment district but would like P&Z to weigh in on this matter first. The UDC updates include:

- Revised spatial requirements for residential districts.
- Creation of the Transit Oriented and Mixed-Use District (TODMU).
- Revised land use tables, expanding housing and commercial offerings.

- Revised plat and site approval processes
- Updated land use definitions.
- Updated parking and design requirements.
- Village Districts Appendix.

Chairman Brown asked about aesthetic requirements for commercial buildings, if the draft is a living document, temporary trailer placement while home is being built, and are there any future ideas for the entertainment districts. Mr. Gonzales answered all questions clearly and concisely.

Vice Chair Malkowski asked how a tri-plex would fit in with the new land use tables and Director Gonzales responded by stating that spatial requirements are within each zoning description.

Place 5 Martinez asked if mobile homes would be permitted on properties and Mr. Gonzales responded yes, but only in mobile home zoned areas.

Place 4 Jones did not have any questions or comments.

Director Gonzales concluded his presentation by mentioning that following this first draft, staff will return to P&Z to present the changes discussed. Once P&Z is comfortable with the changes made, staff will hold a public hearing at a subsequent meeting before any action is taken by P&Z. Once P&Z acts, the UDC will then move to the City Council for further review, public hearings, and action. Mr. Gonzales anticipates that the process to be concluded by June of this year.

## VI. ADJOURNMENT

Place 4 Jones made a motion to adjourn the meeting.

Place 2 Malkowski seconded the motion.

There being no further business, Chair Brown adjourned the meeting at 7:28 p.m.

**APPROVED:**

**ATTEST:**

  
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PLANNING AND ZONING CHAIR

  
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BOARD OR COMMISSION SECRETARY